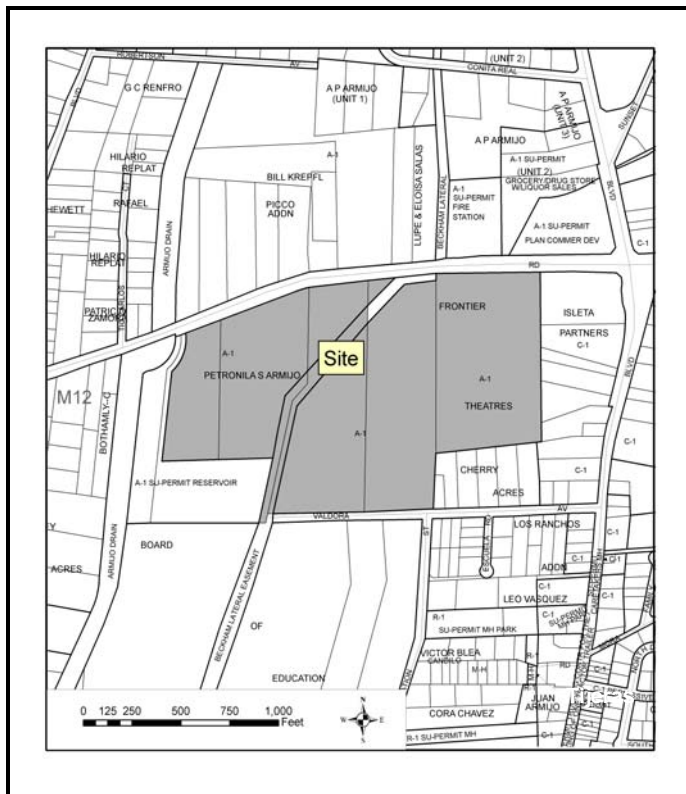


Applicant:	Infill Solutions
Agent:	N/A
Location:	1700, 1801, 1810, 1926 & 1946 Arenal Road SW
Property Size:	Approximately 41.46 acres
Existing Zone:	A-1
Proposed Request:	Special Use Permit for a Planned Development Area
Recommendation:	Deferral



Summary:	The applicant is seeking approval of a Special Use Permit for a Planned Development Area that includes residential lots for single family and attached residential dwellings, approximately 14 acres of agricultural open space, community open space and recreational trails. This site is located in the Semi Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and Residential Area three of the Southwest Area Plan.
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Staff Planner: Enrico Gradi, Program Planner

Attachments:

1. Application
2. Land Use and Zoning Map
3. Site Plan (Commissioners only)

Bernalillo County Departments and other interested agencies reviewed this application from 8-29-06 to 9-11-06.

Agency comments were used verbatim in preparation of this report, and begin on page 17.

AGENDA ITEM NO.: 20
County Planning Commission
October 4, 2006

CSU-60037 Infill Solutions requests approval of a Special Use Permit for a Planned Development Area (177 residential lots) on Lot 1, Lands of Frontier Theatres, located at 1700 Arenal Road SW and Tracts D, C-1, B-1A, & A-1A, Lands of Petronila S. Armijo, located at 1801, 1810, 1926 & 1946 Arenal Road SW, on the south side of Arenal Road between Armijo Drain and Isleta Boulevard, zoned A-1, containing approximately 41.46 acres. (M-12)

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding Zoning & Land Uses

	Zoning	Land Use
Site	A-1	Abandoned Drive-in Movie Theatre
North	A-1, Special Use Permit a Fire Station, and a Special Use Permit for a Grocery Store and the Beckman Lateral	Plaza Rio and Smith's Food and Drug Store with Liquor Sales, Bernalillo County Fire Station and the Beckman Lateral.
South	A-1	Single Family Dwellings/Valdora Avenue
East	C-1	Shopping Center
West	A-1	Vacant

BACKGROUND:

The Request

The proposed request is for a Special Use Permit for a Planned Development Area on a vacant site of approximately 41.45-acre site, which contains the defunct Sunset drive-in theatre as well as adjoining lands. The site is located at 1700, 1801, 1810, 1926 and 1946 Arenal Road SW, southwest of the corner of Arenal and Isleta Boulevard.

The plan also provides cluster housing in a configuration that surrounds the agricultural open space. The housing portion of the development offers varied lot sizes and housing types in an effort to promote a truly mixed-income residential population. The site plan proposes 177 attached and detached single-family homes; the proposed residential density for this request is approximately 4.2 dwelling units per acre. The lot sizes range in size from approximately 6,300 to 2,800 square feet for lots, which will contain town homes.

The proposed Sunset Farms plan proposes the preservation of farmland, farming activities, trails and community open space by providing approximately fourteen acres of agricultural open space that is bisected by the Beckham lateral. A landscaped roundabout, crescent, informal community plaza and graveled roadway medians are included in the site design to preserve the rural character of this South Valley site.

Over 30% of this total site will be set aside as a rural amenity and the farmland is proposed to be farmed and maintained by the developer. The site plan also includes a 40-foot-wide landscape, trail and earth berm buffer zone, which may be farmed with a vineyard and fruit orchard, which is to be maintained along the entire length of Arenal Road to effectively screen new houses from view and to present a rural image along this important vehicular corridor.

Site History

On February 2, 2005, a request was made for a Master Plan (SPR-40006) for a 30 acre portion of this site. The request was proposed in order to establish a Planned Development Area that included single-family residential dwellings and an assisted living facility on the site. The applicant submitted a site plan and a set of proposed design regulations that were intended to provide the framework for a Master Plan for a 30-acre site.

The request called for three development phases. The first phase called for single-family residential dwellings. The proposed density for this area was 4.6 dwelling units per acre which would have been 137 units over 30 acres.

Phase two of the proposed development called for an assisted living facility for 30 residents. The portion of the site designated for this use was located west of the Beckman lateral and was comprised of approximately three acres. Phase three of this project is designated for educational use. However, this case was met with opposition by the community and the County Planning Commission and was withdrawn by the applicant.

Additional case history for this site goes back to 1969. On December 10, 1969, the Board of County Commissioners (BCC) approved a request for a Special Use Permit for the Sunset Drive-in Theater located on Lot 1 and a portion of Tract D, at 1700 Arenal SW. The Special

Use Permit for this site was approved for the life of the use. However, the Special Use Permit was cancelled by the ELUA and removed from the official map in September of 2002.

Request Justification

The applicant maintains that the request aspires to achieve the fundamental goals of the Albuquerque/Bernalillo County Comprehensive Plan and the Southwest Area Plan (SWAP) for the Armijo Village Center in creating an open farmland area, well-designed cluster housing Planned Development Area, which respects the rural qualities of the South Valley.

The applicants request states that since the site is located within the vicinity of the historic Armijo Village Center, and it is consistent with the Comprehensive Plan and SWAP directives to support higher housing densities to support economic development in Village Centers. Further, the applicant states that the design characteristics and scale of this request does not adversely impact surrounding neighbors since this site is primarily bounded by Arenal Road to the north, drainage fields to the west, Kit Carson Elementary and Ernie Pyle Middle schools toward the south, and the service side of a large commercial shopping center on the east.

This application states that the request will be a model residential development, which will employ rural design elements in the detailing and layout of its streets, landscape, community open spaces and in the character of the architecture employed in its cluster housing. The central feature of the Planned Development Area will be a large working farm intended to become a rural amenity and a landmark open to all residents of the South Valley.

Surrounding Land Use and Zoning

At the November 6, 2002 public hearing, the Extraterritorial Land Use Commission (ELUC) voted to recommend approval of a Special Use Permit to allow a Service Station on the southeast corner of the Smith's site (CSU-20004). The recommendation was appealed to the Extraterritorial Land Use Authority by the surrounding neighborhood associations. At the February 25, 2003 public hearing, the Extraterritorial Land Use Authority voted to grant the appeal, thereby overturning the decision of the Extraterritorial Land Use Commission in recommending approval of a Special Use Permit amendment to allow a Service Station on the north east corner of the Smith's site.

The property west of the Smith's Price Rite and directly north of the subject site is where the new District 2 Bernalillo County Fire Station is located. As a result of participation of a community task force made up of South Valley residents and the County Fire and Rescue Department, the Arenal site was chosen as the location for the new District 2 fire station. On June 6, 2001, the Extraterritorial Land Use Authority voted to approve a Special Use Permit for the fire station (CSU-10).

The Smith's Price Rite is located immediately north of the subject site. This location has been used as a commercial retail center for over twenty years. On October 21, 1980, the Board of County Commissioners approved a Special Use Permit for a Planned Commercial Development to allow a food store on the 5.4-acre site on the corner of Arenal Road and Goff

Boulevard, SW (CSU-80-21).

On July 21, 1987, the Board of County Commissioners approved an amendment to a Special Use Permit to allow an existing commercial grocery center to increase the total square footage of commercial space an additional 12,458 sq. ft beyond the previous 41, 620 sq. ft (CSU-87-10).

The north east corner of Goff Road and Arenal Road is the site of a plumbing supply business, which has a Special Use Permit for a Plumbing Contractor's Yard that was approved on November 21, 1978 for the life of the use (CSU-78-49).

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

The site is within the Semi Urban Area as designated in the Comprehensive Plan. The goal in the Comprehensive Plan is to "maintain the character and identity of semi urban areas, which have environmental, social or cultural conditions limiting urban land uses."

Land Use:

Policy a states that "development in the semi-urban area shall be consistent with development limitations imposed by topography, soil conditions, groundwater quality, agricultural potential, flood potential, scenic qualities, recreation potential and existing development; the overall gross density shall be up to three dwelling units per acre."

Policy b states "development in semi-urban areas shall include trail corridors, where appropriate, and shall be compatible with economic policies and historical and socio-cultural values, and shall maintain and integrate existing and new buildings and spaces of local significance into the community."

Policy c states that "the following policies shall govern industrial and commercial development in the Semi-Urban areas."

- Neighborhood-scale rather than regional-scale commercial centers are appropriate.
 - "Mixed use areas should protect residential uses in the area, while offering a variety of local employment opportunities."

"Strip commercial development is discouraged in favor of clustered commercial development."

Southwest Area Plan (SWAP)

Policy 1 states "Techniques to ensure water quality and to enhance water conservation shall be established by the appropriate governmental agencies to enforce policies adopted in the Ground-Water Protection Policy and Action Plan and to prevent further groundwater contamination in the Plan area."

Policy 2 states "All lands designated as proposed Major Public Open Space as identified in adopted Bernalillo County/Albuquerque plans shall be pursued for acquisition by County, City and/or other agencies.

- e) Designate the irrigable agricultural lands, escarpment and ceja as areas to be protected through density transfer, as a requirement for granting increased residential density in designated comparable zoned areas. "

Policy 5 states "As development occurs in the Plan area, provisions shall be made to ensure erosion is controlled during and after construction. Runoff and erosion controls shall be developed throughout Soil Conservation Service Zones 3 & 4 to protect Zone 5."

Policy 6 states "Specific land use regulations, with performance and improvement standards, shall be created to protect agricultural lands."

- d) Promote small-scale agriculture to assist local growers and promote valley producers by allowing County facilities to be used for farmers market activities and agricultural pilot projects.
- e) Examine the feasibility of implementing one or more of the following: agricultural districting, agricultural overlay, conservation easements or performance-based zoning.
- f) Pursue alternative land preservation techniques such as transfer of development rights, purchase of development rights, conservation and agricultural easements, density bonuses, and other equitable land density increases. These market mechanisms shall be used to provide compensation by exchanging higher density for the preservation of agricultural lands.

Policy 8 states that "Isleta Boulevard shall be recognized and treated as a historic route. Any modifications on Isleta Boulevard shall protect, rehabilitate and enhance the historic. Cultural and economic significance of this important segment of the Camino Real."

- c. Install street lighting and other fixtures appropriate for auto, bike and pedestrians fit the historic character of the street.
- d. Create a pedestrian friendly environment along Isleta Boulevard that allows shared parking facilities and safe pleasant access to local business.

Policy 12 states that “ Heavy industrial and commercial traffic shall be limited in village centers and residential areas to enhance residential stability, respect the history and integrity of the area, and promote neighborhood scale (CN zoning) economic development.”

Policy 21 states that “The five historic village centers, shall re-integrate historic buildings and sites of local interest and function as an area to meet the community’s day to day needs.”

- b. Reintegrate historic buildings and spaces of local interest into the historic village centers and surrounding village centers. Allow adaptive reuse of historic buildings and places that hold significant value as identified by the community.
- c. Require new residential subdivisions and commercial subdivisions and commercial development proposed for the village centers to be compatible in design, scale and character with the existing surroundings.
- d. Permit each of the five village centers to include neighborhood scale commercial and office uses, and appropriate public and local health services.

Policy 26 states “Allow up to three dwelling units per net acre in Residential Area 3 when City sewer is available, or a maximum of one dwelling unit per acre when using individual liquid waste disposal systems.”

Policy 29 states “Provide Pedestrian connections through mixed use areas and activity centers, and separation between parking and pedestrian circulation for public safety and general welfare of area residents.”

Policy 30 states “Standards for outdoor lighting shall be implemented to ensure that their use does not interfere with the night sky environment and unnecessarily adjacent properties.”

- a. Outdoor light poles within residential areas should not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
- b. Encourage landscaped areas within lots to break up large expanses of paved area and enhance pedestrian access.

Policy 31 states “Promote safe vehicular parking with attention to functional and aesthetic concerns. Oversized parking lots of facilities should be discouraged.”

- a. Parking areas should be designed to minimize local temperature gain and reduce air pollution. Potential methods of accomplishing this include light colored materials on parking lot surfaces and trees or other shading devices to shade the surface area of the lot.

Policy 32 states “Increase the visual character and quality of the streetscape and overall development by encouraging enhanced use of required perimeter walls.”

Discourage long expanses of uninterrupted wall surface and encourage walls to be indented, offset, or in a serpentine form to avoid a tunnel effect.

Policy 40 states "Encourage the location of newly developing neighborhood scale commercial and office uses to within the village centers."

Policy 41 states "Balance economic development and the quality of life for existing communities as well as for newly developed areas.

a) Create enterprise zones to stimulate balanced economic growth in areas such as, but not limited to, Second Street, north of Rio Bravo and south of Woodward, Broadway Boulevard and Isleta/Bridge Boulevards (boundaries established in the Bridge/Isleta Revitalization Plan).

b) Promote partnership between the community and the business sector by allowing joint use of public/private facilities, such joint uses could include farmers markets or community entertainment events.

Policy 48 states "Preserve agricultural land along the Rio Grande to prevent further contamination and sustain the Greenbelt."

Policy 55 states "Enhance historic village centers (Atrisco, Five Points, Armijo, Pajarito and Los Padillas) with government agencies and/or local non-profits of appropriate scale in order to preserve their character, enhance aesthetic value, sustain local business, and provide residents with retail and public services."

Bernalillo County Zoning Ordinance

Resolution 116-86 defines criteria for evaluating a Zone Map changes and Special Use Permit applications.

The following policies for deciding zone map changes and Special Use Permit applications pursuant to the adopted Bernalillo County Zoning Ordinance.

- A. A proposed land use change must be found to be consistent with the health, safety and general welfare of the residents of the County.
- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.
- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan of other Master Plans and amendments thereto including privately developed area plans which have been adopted by the Board of County Commissioners.

- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:
 - 1. An error in the original zone map.
 - 2. Changed neighborhood conditions, which justifies a change in land use or
 - 3. That a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other land use plans as adopted by the Board of County Commissioners.
- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.
- G. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- H. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- I. A zone change request, which would give a zone different from the surrounding zoning to a strip of land along a street, is generally called a "strip zoning." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Section 19: Landscaping and Buffer Landscaping Regulations:

Where a nonresidential zone which is hereafter developed for a business purpose abuts a

residentially zoned property, special buffer landscaping is required to minimize noise, lighting and sight impact of the nonresidential activities in the residential area.

- A. Landscaping and buffer landscaping will be required in all zones for office, commercial, industrial, and multifamily residential uses; R-1, A-1, A-2 and M-H residential uses are exempt.
1. Sites of one acre or less:
 - a. There shall be a landscaped setback along all streets of no less than ten feet.
 - b. There shall be a landscaped buffer of six feet between single-family residential uses and office, commercial, industrial, and multifamily residential uses.
 - c. Fifteen percent of all paved areas shall be landscaped. The landscaped setback shall contribute toward this requirement.
 2. Sites one acre and up to five acres. There shall be a landscaped setback along all streets of no less than 15 feet. All other requirements same as 1.b. and 1.c. above.
- B. In a nonresidential zone, a solid wall or a solid fence at least six feet high shall be erected on sides abutting a single family residential use, except for those sides abutting public right-of-way.
- E. Landscaping which dies shall be replaced by the property owner who is obligated to provide it as expeditiously as possible, but in no case longer than 30 days after notification. If the 30-day period falls at a time of the year when planting of landscaping is inadvisable, a waiver may be granted by the Zoning Administrator to allow planting at the earliest possible time. The waiver and date of the planting deadline shall be recorded by the County Zoning Office.
- G. Parking spaces within a parking lot shall be no more than 50 feet from a tree.
- H. Nonconforming Landscaping. Premises which, when they were developed, were not required to be developed in accordance with the Landscaping and Buffer Landscaping Regulations Section of this ordinance, shall be made to conform with this regulation within two years due to the amendment of the map or text of this ordinance.

ANALYSIS:

Surrounding Land Use and Zoning

The subject site is located in the Semi-Urban Area of the Comprehensive Plan and Residential Area 3 of the Southwest Area Plan. The site is also located adjacent to the Armijo Village Center as defined by the Southwest Area Plan.

The site is primarily bounded by a major road to the north (Arenal Road), significant drainage fields to the west, Kit Carson Elementary and Ernie Pyle Middle schools toward the south, as it backs up to the service side of a large commercial center on the east.

Plans

Albuquerque/Bernalillo County Comprehensive Plan

Policy (a) of the Comprehensive Plan recommends that development in the Semi-Urban Area be consistent with the existing context and development constraints imposed by the physical limitations of the surrounding area. These limitations include topography, soil conditions, groundwater quality, and agricultural potential, flood potential and an overall gross density of up to three dwelling units per acre.

Policy 4c for Semi-Urban Areas calls for Neighborhood-Scale rather than Regional-Scale commercial centers. The Comprehensive Plan defines both Regional Scale development and Neighborhood Scale development.

A neighborhood scale shopping center is defined as a commercial center with 30,000 to 99,999 square feet of floor area on 3 to 9.9 acres of land that serves a population of 2,500 to 40,000 persons. Conversely, a Regional scale shopping center is defined as a commercial center with a floor area of 300,000 or more square feet on 30 to 80 acres of land that serves a population of 150,000 or more persons.

The Comprehensive Plan designates the site as a Community Activity Center. Community Activity Centers are intended to serve a 3-mile radius population of 30,000 or more people and to provide convenient goods and services as well as some employment for a number of surrounding neighborhoods. According to the U.S. Census Bureau, the current population for a 3-mile radius around the site is approximately 46,000.

The Comprehensive Plan specifies policy objectives for Community Activity Centers. Policy 7a, states that the interior of a center should be very accommodating to the pedestrian, even within the predominantly off-street parking areas” and “site circulation is important to avoid conflict between pedestrian and auto. The submitted master plan could benefit from the implementation of additional shaded pedestrian access between points between the eastern and western portions of the site connecting the major 30,000 square foot buildings and the smaller 7,000 square foot buildings on the western portion of the site.

Southwest Area Plan (SWAP)

Policy 26 of the Southwest Area Plan recommends up to three dwelling units per net acre in Residential Area 3 when City sewer is available to the site proposed for subdivision. The SWAP also defines the corner of Arenal Road and Isleta Boulevard as a Village Center.

Regarding the development of mass housing, Policy 34 of the SWAP requires the preservation of scenic views to and from the site, where feasible and recommends the screening of mechanical equipment such as air conditioning systems.

Design guidelines in the SWAP also includes recommendations to screen with the use of parapets/screen walls equal to or above the top of all HVAC equipment.

With regard to general site design, Policy 30 of the SWAP recommends that outdoor lighting not interfere with the night sky environment and not unnecessarily illuminate adjacent properties. The SWAP further recommends that any outdoor light poles within residential areas not exceed 16 feet in height above existing grade and building-mounted lighting should not exceed 12 feet from existing grade and that all light fixtures and on premises signs be designed and operated as cutoff or shielded amiable fixtures. Policy 26 of the SWAP defines residential densities for the South Valley and Southwest Mesa. The SWAP contains a density bonus for cluster development, which allows 3.5 dwelling units per acre when up to thirty percent of the site is preserved as open space. In this case, the applicant is proposing slightly more than four dwelling units per acre.

Zoning Ordinance

Resolution 116-86 states the criteria for evaluating a requested zone change or Special Use Permit. The applicant must demonstrate that the existing zoning is inappropriate because of 1) an error in the original zone map; 2) changed neighborhood conditions which justifies a change in land use; or 3) that a different use category is more advantageous to the community as articulated in a County adopted plan.

The Zoning Ordinance allows for a Planned Development Area for residential and residential/commercial uses if the subject site is at least 2.0 acres in area. Additionally, certain standards, such as building height, lot area, and/or setbacks, may be varied from the underlying requirements if an applicant can demonstrate that these deviations are necessary and due to unusual topography, lot configuration, or specific site features in order to preserve the visual or physical access to the provided open space.

The sizes of the proposed lots are less than the 1-acre requirement of the underlying zone, and are smaller than the 8,000-square foot minimum allowed in the R-1 and M-H zones. Additionally, it should be noted that the smallest of these lots - colored yellow (2,821 sq. ft. to 3,255 sq. ft.) are intended for townhouse development, which is not currently defined in the Zoning Ordinance.

Existing standards for A-1 properties require a 25' front and rear yard, as well as two 10-foot side yard setbacks. However, judging from the size of the proposed parcels, meeting these standards may be problematic. Clarification can be made in one of several ways, including one set of standard setback distances, which affect all lots within the development, specific setbacks for each individual lot, or varying setbacks depending on the size of the lot.

A barn structure is proposed to be used in connection with weddings, parties, outdoor movies, and large gatherings, has been mentioned. This type of use will require an amendment prior to operation, and will be judged according to various zoning standards, including sufficient off-street parking, height, buffering from residential uses, location and content. Additionally, a "Boardinghouse" is referenced as being a permissive type of "agricultural outbuilding" that will be used in connection with the development.

Staff recommends the specific location of all of the referenced activities should be properly noted on the site plan, or should be considered for phased or future development of the property. This option would recognize the anticipated activities without requiring them to be detailed within the current submittal, and would necessitate their development after future review & approval of the CPC/BCC.

Agency Comments

The Bernalillo County Office of Environmental Health states that this request must be coordinated with the Water Utility Authority.

The Public Works Division is requiring that this site is subject to the Bernalillo County Code Chapter 38 for flood damage prevention and storm drainage and that a grading and drainage plan is required for the entire site prior to any future development, and that this site appears to require access improvements. The grading and drainage plan shall include access roadway analysis and design.

Additional comments state that a portion of this property appears to be within a designated 100-year floodplain as shown on the National Flood Insurance Program's Flood Insurance Rate Map (FIRM). Existing storm water flows must enter and leave the property in historic conditions. Any development of this property must conform to the Bernalillo County Flood Control Damage Prevention Ordinance. This site is also subject to the National Pollution Discharge Elimination System as required by the Bernalillo County Code Chapter 38 Section 147. A Storm Water Pollution Prevention Plan (SWPPP) is required prior to any development. It appears that the Conceptual Drainage Plan provides enough information to allow Public Works to permit this application to proceed through Bernalillo County Commission approval.

Additional comments from the Public Works Division state that site plan submitted contains proposed public right-of-way, which does not meet the minimum Street Standard requirement of 50 feet in width. The applicant has met with Public Works and discussed the proposed alignment but has not submitted the required detailed drawings showing the required improvements to be located within the proposed public right-of-way. In addition, the applicant has not addressed the inadequate width of Valdora Avenue right-of-way. Therefore Public Works cannot approve the proposed site plan at this time.

A Traffic Impact Analysis (TIA) is required for this proposed development. The TIA will provide required improvements for the proposed development and these improvements may require additional right-of-way, especially within Arenal Road. However this site plan does not show the existing road improvements within Arenal Road, which would allow Public Works to determine if possible improvements such as acceleration, or deceleration lanes can be placed within the public right-of-way. Therefore, the Public Works Division is requiring that the TIA be submitted for review and approval prior to being heard by the County Planning Commission.

Comments from the Public Works Water Resource Section states that the applicant needs to provide a conceptual water budget showing residential use, landscape irrigation use, and agricultural use and to specify the source of irrigation water to be used by the community

farmlands/garden area. If the source is to be MRGCD, then an availability statement, contract, or other "assurance" letter from MRGCD needs to be provided. If the intent is to irrigate with ABCWUA supply, then the water availability statement needs to indicate ABCWUA acceptance of that use.

The Bernalillo County Parks & Recreation Department (BCPR) supports this site plan and request but states that the County will not accept maintenance or upkeep responsibility for the farmland area or the landscape buffer along Arenal. There are also some questions regarding the retention ponds proposed to serve as open space and farming area, according to the site plan and G & D plan. BCPR mentions that there may be some concerns about the dual use depending on the design of the ponds and requests additional information about how these uses will be compatible.

The Middle Rio Grande Conservancy District has submitted several comments as well, these comments state that some improvements to the private ditch on the site will be required to ensure irrigators can continue to irrigate with the ditch and that more detail must be provided for review and approval of pedestrian crossings across the Beckham Lateral.

Comments from the Albuquerque Public Schools reveal that Kit Carson Elementary, Ernie Pyle Middle School and Rio Grande High School have excess capacity and should be able to absorb future students from the proposed development.

Analysis Summary

Zoning	
Resolution 116-86	This request is consistent with Resolution 116-86 in that the request encompasses policies defined in the Southwest Area Plan with regard to agricultural preservation, historic village centers and community identity.
Plans	
Comprehensive Plan	The request is consistent with the Goal of the Comprehensive Plan, which is to maintain the character and identity of the Semi-Urban Area, which have environmental, social or cultural conditions limiting urban land uses.
Area Plan	Policy 41 of the Southwest Area Plan calls for balancing economic development and the quality of life for existing communities as well as for newly developed areas. Although this request represents a change of use, the potential impact to the surrounding area appears to integrate with surrounding residential uses.

	<p>Policy 6 of the Southwest Area Plan calls for the preservation of agricultural lands in the south valley through cluster development and density bonuses for the preservation of farmland.</p> <p>Policy 48 of the Southwest Area Plan calls for the preservation of agricultural Land along the Rio Grand Valley on order to sustain the green belt.</p> <p>Policy 55 of the Southwest Area Plan calls for the enhancement of the Armijo Village center in order to sustain local business and provide residents with retail and public services.</p>
Other Requirements	
Environmental Health	This request requires a water and sewer availability statement.
Public Works	This request requires a Traffic Impact Analysis and a Grading and Drainage Plan.

Conclusion

The Albuquerque/Bernalillo County Comprehensive Plan policy i calls for employment and service uses to be located so as to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments. Conversely, it may be interpreted that residential areas could be sited to in a manner that complements and strengthens existing commercial areas.

The concepts and design elements offered by this request appear to be consistent with the primary tenants of the Southwest Area Plan. Specifically, these policies include Policy 41 of the Southwest Area Plan that calls for balancing economic development and the quality of life for existing communities as well as for newly developed areas. Although, this request represents a change of use from the status quo, the area does not appear to be farmed currently, and this proposed development creates the opportunity for utilization of existing surface irrigation, farm land, community identity and positions residential development adjacent to existing commercial uses.

Policy 55 of the Southwest Area Plan calls for the enhancement of the Armijo Village center in order to sustain local business and provide residents with retail and public services, this request may be viewed as a opportunity to strengthen commercial viability of this Village Center.

Again, Policy 26 and Policy 48 of the Southwest Area Plan calls for the preservation of agricultural lands in the South Valley through cluster development and density bonuses for the preservation of farmland.

It appears that the majority of agency comments concerning this request may be addressed through conditions of approval, however, the concerns of the Public Works Division call for additional information prior to review and approval of this request.

RECOMMENDATION:
Deferral of CSU-60037.

Enrico Gradi
Program Planner

BERNALILLO COUNTY DEPARTMENT COMMENTS

Environmental Health:

MUST PROVIDE A WATER AND SEWER AVAILABILITY STATEMENT. Contact the water/utility authority at 924-3987.

Sewer and or water infrastructure shall be constructed or financially guaranteed as per City of Albuquerque Water/Sewer Availability Statement prior to final plat sign off. Please coordinate this with Bernalillo County Public Works.

1. This permit request is for a large scale planned development area and the developer must prove availability of water and sewer. This activity shall be coordinated with the water utility authority.
2. Upon development the developer shall acquire soil disturbance permits as required from the COA Air Quality Div.
3. Mosquito control plan required for on-site ponding.
4. MRGCD and/or Office of the State Eng. approval [water rights] required prior to diversion of surface water for agriculture parcels.
5. If, well water is used for irrigation; appropriate water rights shall be acquired for underground and surface water diversion. Appropriate well permits and licenses shall be acquired from Bernalillo County and the State Engineer.

Zoning Administrator:

The Zoning Ordinance allows for a Planned Development Area for residential and residential/commercial uses if the subject site is at least 2.0 acres in area. Additionally, certain standards, such as building height, lot area, and/or setbacks, may be varied from the underlying requirements if an applicant can demonstrate that these deviations are necessary and due to unusual topography, lot configuration, or specific site features in order to preserve the visual or physical access to the provided open space.

The sizes of the proposed lots are less than the 1-acre requirement of the underlying zone, and are smaller than the 8,000-square foot minimum allowed in the R-1 and M-H zones. Additionally, it should be noted that the smallest of these lots - colored yellow (2,821 sq. ft. to 3,255 sq. ft.) - appear to be intended for townhouse development. Although not a defined term in the Zoning Ordinance at this time, it is recommended that the county's proposed standards for this type of use be incorporated into this proposal.

Additional clarification is requested for the following zoning standards relating to the proposed development:

SETBACKS

Existing standards for A-1 properties require a 25' front and rear yard, as well as two 10-foot side yard setbacks. However, judging from the size of the proposed parcels, meeting these standards may be problematic. Clarification can be made in one of several ways, including one set of standard setback distances which affect all lots within the development, specific setbacks for each individual lot, or varying setbacks depending on the size of the lot.

HEIGHT

Because building height has not been specifically addressed within this proposal, the governing regulations after approval would revert to the standard A-1 height limits, which are 26 feet as measured from grade or no more than 2? stories. Any structure, other than those outlined in Section 22 of the ordinance, that will exceed this height limit should be specifically approved by the CPC/BCC.

GEN. REGULATIONS

Other sections of the ordinance govern off-street parking, fence/wall height, accessory building placement, etc., and will apply to this development as noted, unless specific approval by the CPC/BCC authorizes altered standards.

WRITTEN DESCRIPTION

A barn structure, proposed to possibly be used in connection with weddings, parties, outdoor movies, and large gatherings, has been mentioned. This type of use will require review and approval prior to operation, and will be judged according to various zoning standards, including sufficient off-street parking, height, buffering from residential uses, location and content. Additionally, a "Boardinghouse" is referenced as being a permissive type of "agricultural outbuilding" that will be used in connection with the development. Section 5 of the Zoning Ordinance defines boardinghouse (or lodginghouse) as:

"(a) dwelling other than a hotel or apartment, where, for compensation and by prearrangement for definite periods, lodging with or without meals is provided for five or more persons, not members of the family, but not exceeding 20 persons."

As a boardinghouse isn't allowed permissively until the O-1 zone, it doesn't appear that the ordinance's classification of this use was intended by the applicant, but rather, the use of various types of accessory structures related to animal keeping (i.e., stables, pens, corral) and farming (i.e., shed, storehouse, barn). Either way, staff recommends some sort of clarification and proper classification of the intended uses and activities. Further, the specific location of all of the referenced activities should be properly noted on the site plan, or should be considered for phased or future development of the property. This option would recognize the anticipated activities without requiring them to be detailed within the current submittal, and would necessitate their development after future review & approval of the CPC/BCC.

LANDSCAPING

The provided plan seems to meet the necessary minimum standards for submission. Staff has no adverse comments regarding these documents, but would like to ensure that any future approval and subsequent revised site plan be modified to reflect the following:

1. Citation and reference to the City of Albuquerque and their water conservation, street tree, and pollen programs should be changed to correctly reference the County of Bernalillo.
2. The landscaping notes reference maintenance of the open space areas by the future home owner's association. Staff would prefer that this requirement be noted as a future Condition of Approval, and that the applicant understands that landscaping not planted and maintained in compliance with the approved plan means the site is in jeopardy of losing any designated Special Use Permit approval(s).
3. The plan lists the "Farm Operator" as being responsible for the maintenance of the community farmland area. Staff would prefer that this requirement be noted as a future Condition of Approval.

Zoning Enforcing Manager:

There is a current violation for an expired ZA Use Permit # 300-28 from 2005.
Shall comply with conditions of approval, if approved

Building Department Manager:

No comment.

Fire:

The code items in this review are not intended to be a complete listing of all possible code requirements adopted by this jurisdiction. It is a guide to selected sections of the code. Additional information may be required prior to approval and/or occupancy.

All roads shall be named and approved by the Bernalillo County Fire Marshal's Office.

Access road shall meet the requirements of the Bernalillo County Fire Marshal's Office

Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.

The required width of an apparatus access road shall not be obstructed in any manner, including parking of vehicles during construction and/or occupancy
Fire hydrants shall be designed, approved, and installed prior to construction.

Public Works:

DRAN:

1. This property is subject to the Bernalillo County Code Chapter 38 for flood damage prevention and storm drainage.
2. A grading and drainage plan, prepared by an engineer licensed in the State of New Mexico, approved by Bernalillo County Public Works Division is required of the entire site prior to any future development, and / or site regrading or resurfacing. This site appears to require access improvements. The grading and drainage plan shall include access roadway analysis and design.
3. A portion of this property appears to be within a designated 100-year floodplain as shown on the National Flood Insurance Program's Flood Insurance Rate Map (FIRM). Existing storm water flows must enter and leave the property in historic conditions. Any development of this property must conform to the Bernalillo County Flood Control Damage Prevention Ordinance. The property may be subject to flood insurance requirements of the Federal Emergency Management agency (FEMA). Flood insurance is likely to be required for development of these properties. Development in and around the floodplain will have to be addressed specifically by a grading and drainage plan.
4. This property is subject to the National Pollution Discharge Elimination System as required by the Bernalillo County Code Chapter 38 Section 147. A Storm Water Pollution Prevention Plan (SWPPP) is required prior to any development.
5. The applicant has submitted a Conceptual Drainage Plan with this submittal that provides enough information to allow Public Works to permit this application to proceed through Bernalillo County Commission approval. However a indepth Grading and Drainage Plan will be required to be submitted to Public Works for review and approval prior to final subdivision plat signature.

DRE:

1. The site plan submitted contains proposed public right-of-way which does not meet the minimum Street Standard requirement of 50 feet in width. The applicant has met with Public Works and discussed the proposed alignment but has not submitted the required detailed drawings showing the required improvements to be located within the proposed public right-of-way. In addition, the applicant has not addressed the inadequate width of Valdora Avenue right-of-way. Therefore Public Works cannot approve the proposed site plan at this time.
3. A Traffic Impact Analysis (TIA) is required for this proposed development. The TIA will provide required improvements for the proposed development and these improvements may require additional right-of-way, especially within Arenal Road. However this site plan does not show the existing road improvements within Arenal Road which would allow Public Works to determine if possible improvements such as acceleration or deceleration lanes can be placed within the public right-of-way. Therefore Public Works

is requiring that the TIA be submitted for review and approval prior to being heard by the County Planning Commission.

Water Planning:

1. Applicant needs to provide a conceptual water budget showing residential use, landscape irrigation use, and agricultural use.
2. Applicant needs to provide a sewer and water availability statement from the ABCWUA.
3. Applicant needs to specify the source of irrigation water to be used by the community farmlands / garden area. If the source is to be MRGCD, then an availability statement, contract, or other "assurance" letter from MRGCD needs to be provided. If the intent is to irrigate with ABCWUA supply, then the water availability statement needs to indicate ABCWUA acceptance of that use.
4. Applicant needs to clarify ownership of streets and medians and the associated maintenance of landscaping and irrigation.

Parks & Recreation:

BCPR supports this site plan and request. The Westside Community Center is located just 1/4 mile east of the site and the Sanchez Farm is located just 1/2 mile east.

Bernalillo County will not accept maintenance or upkeep responsibility for the farm land area or the landscape buffer along Arenal.

The retention ponds will serve as open space and farming area, according to the site plan and G & D plan. There may be some significant concerns about the dual use depending on the design of the ponds. How much storm water run-off is anticipated to be held in the ponds? Will existing trees in the pond area be kept? Please provide more information about how these uses will be compatible.

Please be sure to connect the existing side walk on Arenal to the proposed meandering trail along Arenal so there is connectivity for pedestrians. What surface material is proposed for the trail?

Suggest labeling all the parking areas within the site as "parallel parking".

Suggest one centrally located pedestrian bridge crossing the Beckham Lateral rather than the one identified on the south end of site. Preferably near the internal community access trail at Lavender Lane. Another option is to keep the proposed bridge on the southern end and add a second bridge on the north end.

The plat shall include the following language for the joint storm drain and public access easements: "Public drainage easement and non-motorized, public access easement."

Suggest adding a note and arrow at the south end of the lateral indicating the connection to APS schools.

Sheriff's:

COMMENTS FROM OTHER AGENCIES

MRGCD:

Application No. ZCSU 60037

1. The proposed Armijo Farms Development will border the east and west right-of-way of the Beckham Lateral.
2. The proposed site plan show a private ditch which appears to serve properties east of the Armijo Farms Development. Some improvements to the private ditch will be required to ensure irrigators can continue to irrigate via this ditch.
3. Pedestrian Crossings are proposed across the Beckham Lateral. More detail must be provided for review and approval by the District. A license to install and maintain these pedestrian crossings is required.
4. Irrigation from the Beckham Lateral must comply with the policies and procedures of the MRGCD.
5. Plat approval is required by the District

MRGCOG:

No adverse comment.

Arenal Rd is designated a collector with a right of way of 68 feet in the Long Range Roadway System. Furthermore, Arenal Rd is designated as having on street bicycle lanes in the Long Range Bikeway System. Coordination with appropriate County agencies should be sought to insure conformity with these adopted policies of the Metropolitan Transportation Board.

AMAFCA:

No comment.

City Public Works:

Transp. Planning:

Findings

1. Arenal Road is a collector street with a minimum right-of-way of 68 feet as designated on the Long Range Roadway System map.

Conditions

1. Dedication of a *minimum* 34 feet of right-of-way from the centerline of Arenal Road, a collector street as designated on the Long Range Roadway System map.

Transp. Development:

Water Resources:

City Planning:

No adverse comment.

City Transit:

ABCWUA Utility Development Section:

No comment received

City Environmental Health:

No comment received

City Open Space:

No comment.

NM Department of Transportation:

No comment

Albuquerque Public School:

Armijo Farms is a proposed project located on Arenal Rd between Isleta Blvd and Tapia Blvd. The project will consist of between 177 attached and detached single-family homes. The proposed project will affect Kit Carson Elementary School, Ernie Pyle Middle School, and Rio Grande High School.

School	2006-07 Projections	2006-07 Capacity	Space Available
Kit Carson	680	739	59
Ernie Pyle	662	1,025	363
Rio Grande	1,912	2,100	188

Kit Carson Elementary has excess capacity and should be able to absorb future students from the proposed development.

Ernie Pyle Middle School has excess capacity and should be able to absorb future students from the proposed

NEIGHBORHOOD ASSOCIATIONS:

South Valley Coalition of Neighborhoods

South Valley Alliance

Conita Real Neighborhood Association